Alberta Economy

Indicators at a Glance

Real GDP by Industry

In 2015, Alberta's real GDP by industry fell by 4.0%, the largest drop among the provinces and the first decline in GDP since the 2009 global financial crisis. Nationally, real GDP grew by 0.9% in 2015, down from 2.5% in 2014.

NEW: Population

Alberta's population was 4,252,879 as of July 1, 2016. This was an increase of 1.75% from the year prior. Canada's population grew 1.2% from a year ago.

NEW: Migration

Net migration to Alberta was 10,302 in the second quarter of 2016. During this time, Alberta welcomed 12,467 net international migrants. However, there was a net outflow of interprovincial migrants (-2,165), the third consecutive quarterly decline.

Employment[1]

Alberta gained 2,700 jobs in August. The gains were in full-time positions and in the private and public sectors. Goods sector employment increased (6,700), while services decreased (-4,000). Employment was down 2.3% year-over-year (y/y).

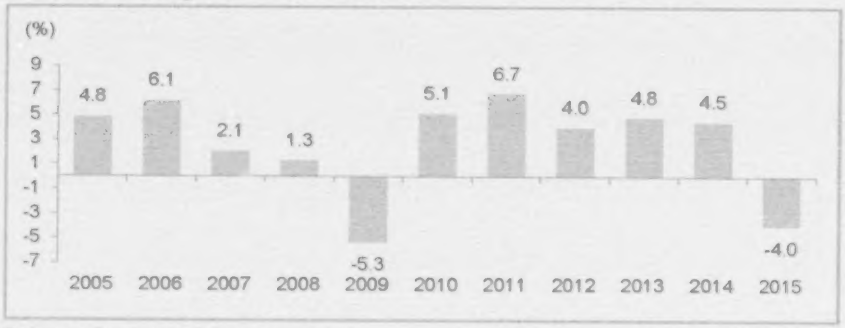
Unemployment Rate[1]

The unemployment rate decreased 0.2 percentage points to 8.4%. Canada's unemployment rate ticked up to 7.0%.

NEW: Rigs Drilling

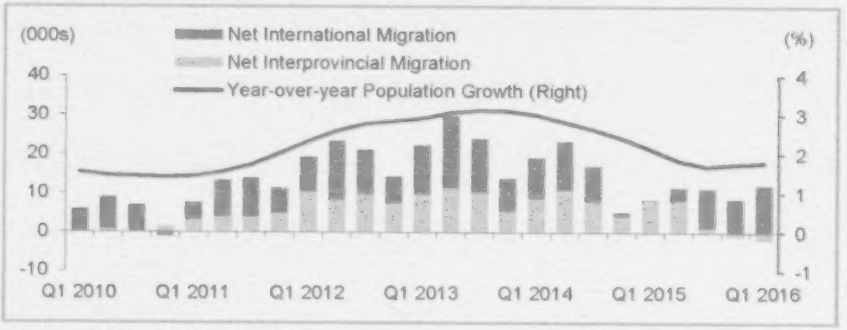
Alberta's rigs drilling count averaged 80 active rigs in August, down 29% y/y with only 17 per cent of rigs in use. There were 121 active rigs drilling across the rest of Canada, down 30% y/y.

Real GDP by Industry
Annual, % change



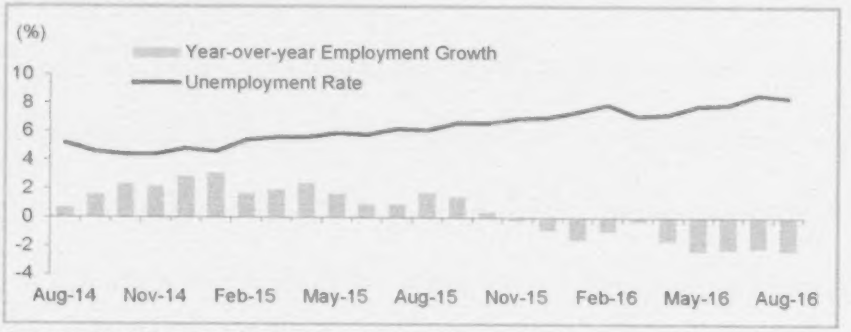
Source: Statistics Canada

Demographics
Quarterly



Source: Statistics Canada

Labour Market
Monthly



Source: Statistics Canada

Inflation

The Alberta Consumer Price Index (CPI) rose 0.7% y/y in August. Rent was down 1.9% y/y. Gasoline prices were down 15% y/y. Excluding food and energy, inflation rose 1.4% y/y.

NEW: Average Weekly Earnings[1]

Average weekly earnings (AWE) in Alberta increased 0.1% in July to $1,119. Compared with the previous year, Alberta's AWE was down 1.6%. Canadian AWE rose 0.1% to $955.

Retail Sales[1]

Alberta retail sales decreased 0.8% from June to total $6.1 billion in June. Sales were down 3.8% y/y, continuing weakness over the past year and a half.

Housing Starts[1]

Alberta housing starts decreased to 20,028 (annualized) in August. Housing starts were down 42% y/y, driven by multi-family starts, down 56% y/y. Single-family starts were down 22% y/y.

New Housing Price Index

Alberta's New Housing Price Index (NHPI) was unchanged in July, and down 0.4% y/y. Calgary's NHPI was down 0.6% y/y and Edmonton's NHPI was down a modest 0.1% y/y.

Building Permits[1]

Alberta building permits rose 7.4% in July to $951 million. Building permits were down 32% y/y and 23% year-to-date. Residential permits were down 35% y/y, and non-residential permits 27% y/y.

[1] Seasonally adjusted

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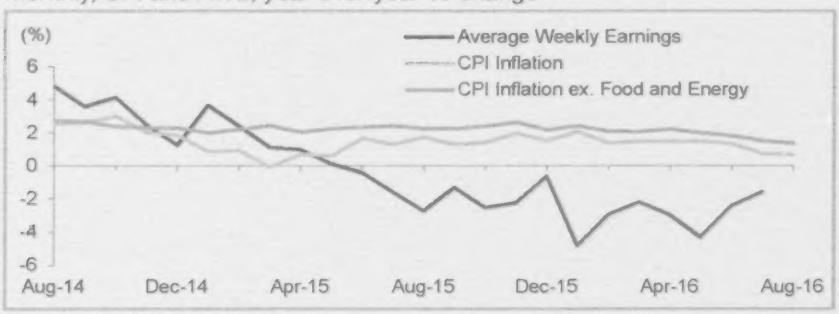
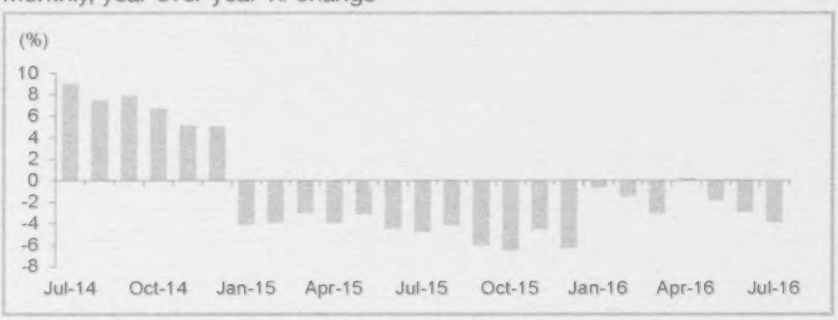
Inflation and Earnings
Monthly, CPI and AWE, year-over-year % change



Source: Statistics Canada

Retail Sales
Monthly, year-over-year % change



Source: Statistics Canada

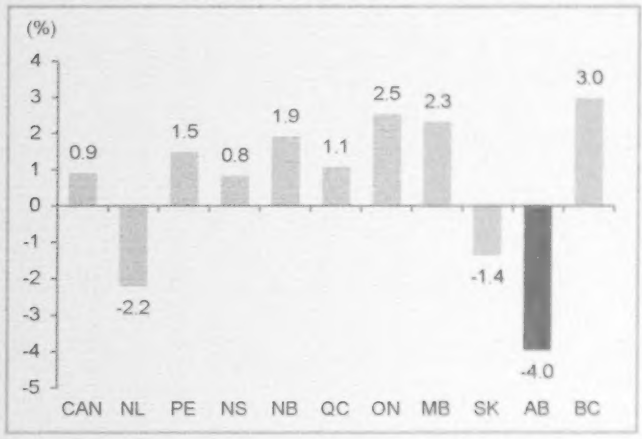
Housing Market
Monthly

Source: Statistics Canada

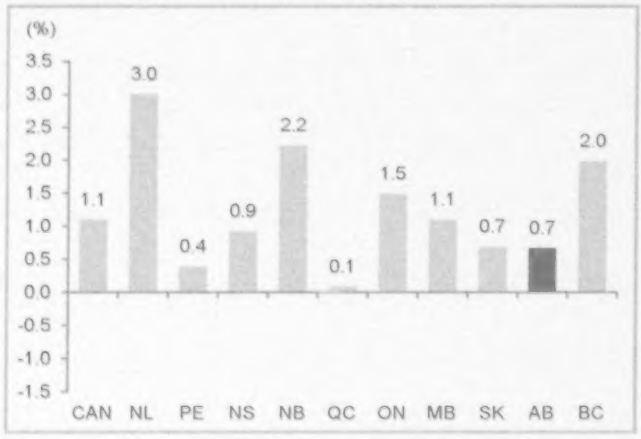
	Canadian Dollar (US¢/$CAN)	WTI Oil ($US/bbl)	NYMEX Natural Gas ($US/MMBtu)	Alberta Reference Price ($C/GJ)
Latest (September 29, 2016)	76.33	47.83	2.96	1.82 (July)
Fiscal year-to-date	77.12	45.27	2.52	1.28

Please see the *Weekly Economic Review* for current analysis on the Alberta economy.

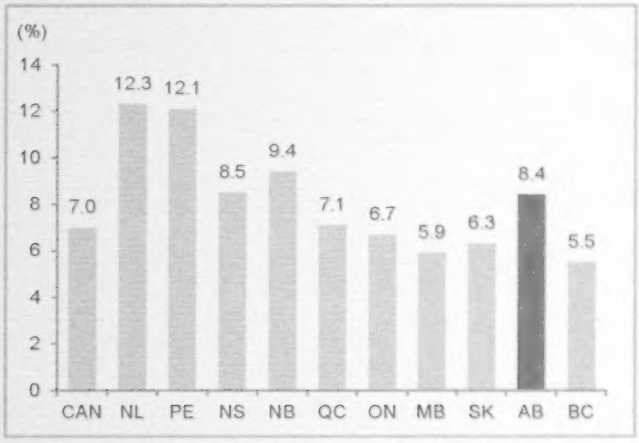
Real GDP by Industry (Basic Prices)
(2015, year-over-year growth)



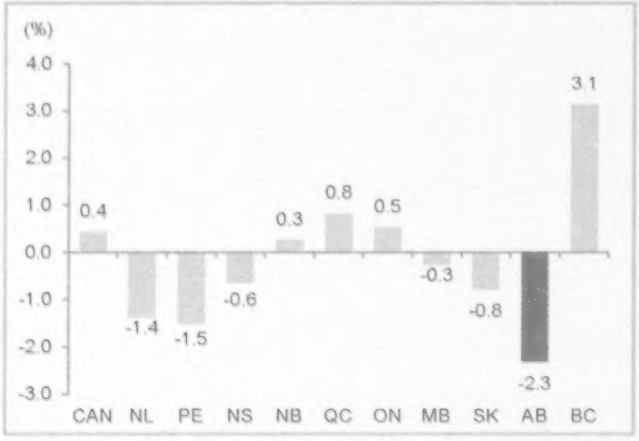
CPI Inflation
(August 2016, year-over-year growth)



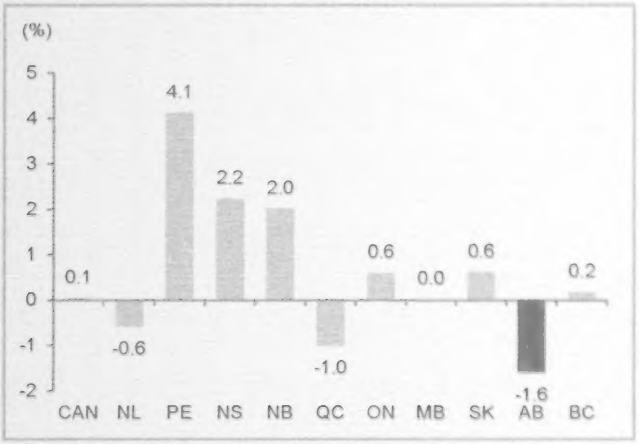
Unemployment Rate
(August 2016)



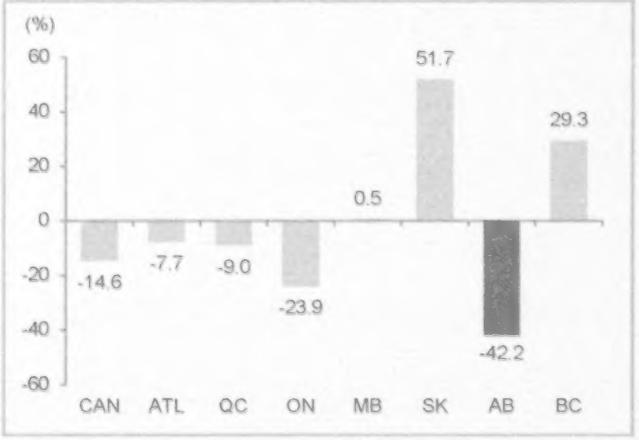
Employment
(August 2016, year-over-year growth)



Average Weekly Earnings
(July 2016, year-over-year growth)



Housing Starts
(August 2016, SAAR, year-over-year growth)



Alberta Economic Indicators

Population[1]	2014	2015	2016YTD	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16
NEW: Population (thousands)	4,108	4,180	4,253	4,234			4,253		
y/y % change	2.8	1.7	1.8	1.7			1.8		
NEW: Net Interprovincial Migration	35,382	21,594	-2,877	-1,525			-2,165		
NEW: Net International Migration	43,996	16,743	43,041	11,817			12,467		
Labour Market									
Employment (thousands, SA)	2,275	2,301	2,266	2,276	2,252	2,250	2,248	2,251	
m/m change (thousands)				20.8	-24.1	-1.9	-1.4	2.7	
y/y % change	2.2	1.2	-1.7	-1.6	-2.3	-2.2	-2.1	-2.3	
Unemployment Rate (%, SA)	4.7	6.0	7.8	7.2	7.8	7.9	8.6	8.4	
Participation Rate (%, SA)	72.7	73.0	72.4	72.3	71.9	71.8	72.3	72.2	
NEW: Average Weekly Earnings ($, SA)	1,149	1,146	1,118	1,120	1,101	1,118	1,119		
y/y % change	3.8	-0.3	-3.1	3.0	-4.3	-2.4	-1.6		
Household Sector									
Retail Sales ($ million, SA)	78,582	74,989	42,914	6,222	6,144	6,109	6,059		
y/y % change	7.5	-4.6	-2.0	0.2	-1.9	-2.9	-3.8		
New Vehicle Sales (units, thousands)	277	242	131	20.5	20.8	21.2	19.1		
y/y % change	5.3	-12.7	-8.3	-9.1	-9.6	-0.3	-14.2		
Consumer Price Index (y/y % change)	2.6	1.1	1.3	1.5	1.5	1.3	0.7	0.7	
Excluding Food & Energy	2.4	2.3	1.9	2.2	2.0	1.8	1.5	1.4	
Housing Starts (SAAR, 000's)	40.6	37.3	23.6	28.8	22.0	24.1	25.8	20.0	
y/y % change	12.7	-8.1	-39.7	-9.2	-33.7	-42.2	-25.8	-42.2	
New Housing Price Index (y/y % change)	3.4	0.7	-0.4	0.2	-0.1	-0.5	0.4		
Resale Home Sales	71,773	56,477	33,963	4,403	4,321	4,463	4,456	4,279	
y/y % change	8.6	-21.3	-11.4	7.2	-14.2	-10.7	-12.1	-12.4	
Sales to New Listing Ratio	0.65	0.52	0.48	0.49	0.52	0.53	0.49	0.49	
MLS Average Resale Prices ($ thousands)	401	393	390	390	392	389	403	394	
y/y % change	5.2	-1.9	-0.6	1.0	-0.9	-1.3	1.8	0.6	
NEW: Consumer Bankruptcies (level)	3,859	4,280	3,224	500	480	475	381		
y/y % change	17.7	10.9	31.6	35.9	42.0	20.9	7.9		
Business Sector									
Goods Exports (customs based,$ million)	121,484	92,441	41,962	5,400	5,584	6,154	6,080		
y/y % change	17.9	-23.9	-24.2	-27.9	-21.1	-17.7	-27.9		
Energy Products ($ million)	91,299	62,500	26,132	3,135	3,386	3,974	3,864		
y/y% change	20.6	-31.5	-30.7	-36.6	-26.1	-20.5	-35.4		
Agricultural Products ($ million)	6,462	6,475	3,709	619	539	504	487		
y/y % change	4.5	0.2	-3.4	11.8	-13.4	7.5	-8.2		
NEW: Rigs Drilling	252	120	65	29	25	41	58	75	80
y/y% change	7.4	-52.6	-47.2	-43.9	-50.3	-43.7	-49.8	-40.5	-28.6
Manufacturing Shipments ($ million,SA)	78,941	68,045	35,493	5,177	5,114	5,216	5,140		
y/y% change	7.5	-13.8	-13.0	-10.0	-12.0	-12.2	-11.3		
Wholesale Trade ($ million, SA)	84,856	79,801	43,431	6,154	6,033	6,280	6,123		
y/y% change	8.1	-6.0	-9.0	-11.9	-8.6	-6.8	-7.3		
Building Permits ($ million, SA)	18,256	16,753	7,547	1,182	904	886	951		
y/y% change	5.8	-8.2	-23.1	-18.6	-34.1	-40.6	-31.7		
Residential Permits ($ million, SA)	10,831	9,876	3,796	613	498	513	532		
y/y % change	9.9	-8.8	-36.0	-26.7	-31.0	-38.5	-35.2		
Non-Residential Permits ($ million, SA)	7,426	6,877	3,751	568	406	373	419		
y/y % change	0.3	-7.4	-5.7	-7.6	-37.6	-43.2	-26.6		
Non Res. Building Cons. Price Index[2] (y/y% change)	1.6	-0.7	3.1			4.0			
NEW: Business Bankruptcies	105	95	57	6	7	16	7		
y/y % change	-23.4	-9.5	-3.4	-25.0	-30.0	0.0	-40.0		

[1] Quarterly; annual numbers are presented on a census year basis (July 1– June 30)

[2] Quarterly, average of Calgary and Edmonton

YTD YTD (year-to-date). "SA" denotes seasonally adjusted. "SAAR" denotes seasonally adjusted at annual rate

Sources: All data are from Statistics Canada except Housing Starts (Canada Mortgage and Housing Corporation), MLS Average Resale Prices (Canada Real Estate Association), Rigs Drilling (Canadian Association of Oilwell Drilling Contractors) and Bankruptcies (office of the superintendent of Bankruptcy)

All historical data are subject to revision